

ZONING BOARD OF REVIEW AGENDA

SEPTEMBER 1st, 2004

Town Council Chambers

1670 Flat River Road

Work Session & Regular Meeting

7:00 p.m.

WORK SESSION

- 1. Approval of Minutes from August 4, 2004**
- 2. Approval of Decisions from August 4, 2004**
- 3. Planning Department Staff Report**
- 4. Discussion of Applications heard during Public Hearing on August 4, 2004**

REGULAR MEETING

OLD BUSINESS – DECISIONS

- 1. Anna, Normand, & Peter Levesque, 29 Yates Avenue, Coventry, RI**
Location of Property: 29 Yates Avenue, Coventry, RI (AP 64, Lot 107)

Zone: R20

Existing Use: 1 s.f. residence on 1 lot

Proposed Use: 2 s.f. residences on 2 lots

Applicant has filed a dimensional variance seeking to subdivide the property and build a new dwelling on proposed Lot B with 79.93' of road frontage. The existing home will remain on Lot A with 120' of road frontage which is the required minimum.

2. Laura's Auto Sales, 673 Tiogue Avenue, Coventry, RI

Owner: Henry Waldeck, 114 Sandy Bottom Road, Coventry, RI

Location of Property: 673 Tiogue Avenue, Coventry (AP38, Lot 147)

Zone: GB (general business)

Existing Use: Auto Sales Business

Proposed Use: Same with detached storage building

Applicant has filed for a Special Use Permit to expand a specially permitted use and a Dimensional Variance to add a 40x54x16-detached storage building 5' from the rear and side property lines. Minimum requirements for an accessory structure in a general business zone are 15' in height, and 15' rear and side setbacks.

3. David A. & Mary T. Olney: 11 Centennial St., Coventry, RI

Location of Property: 5 Florida Ave., Coventry, RI (AP 22, Lot 83)

Zone: R20

Existing Use: Single-family residence

Proposed Use: Same with in-law apartment

Applicant has filed for a Special Use Permit to convert an existing addition to an in-law apartment.

Application has been amended to include a Dimensional Variance from the 20% Maximum Lot Coverage requirement (Table 6-7). 25% lot coverage is proposed with the future construction of a living room addition and a detached garage.

**4. Rebecca E & Richard J. Zambarano Jr.: 17 Colvintown Rd.,
Coventry, RI 02816**

Location of Property: Same (AP 60, Lot 140.001)

Zone: R20

Existing Use: Single Family w/ illegal in-law

Proposed Use: Same with legal in-law

Applicants have filed for a Special-Use Permit to legalize an existing in-law apartment that is located in the lower level of their raised ranch style home.

5. Sheila M. Kane: 58 Indian Trail, Coventry, RI 02816

Location of Property: Same (AP 324, Lot 63)

Zone: RR3

Existing Use: Single Family Residence

Proposed Use: Same with additions to residence

Applicant have filed for a dimensional variance to construct an 8' x 33' deck on the front of their house 11' from the side lot line. The requirement for this nonconforming lot is 35'. The applicant has also filed to build a 14' x 14' x 7' 3 season room attached to the proposed deck 11' from the property line. 35' is required for this nonconforming lot.

OLD BUSINESS – PUBLIC HEARINGS CONTINUED FROM JULY 7, 2004

6. William E. & Lillian G. Keenan: 8 Grand View Dr., Coventry, RI

Location of Property: Same (AP 7, Lot 12)

Zone: I-1

Existing Use: Single-Family residence

Proposed Use: Same with garage/accessory dwelling structure

Applicants have filed for a Special Use Permit to construct a detached garage with an accessory dwelling unit above.

7. Catherine H. & Hannah K. Taylor: 302 Log Bridge Rd., Coventry, RI

Location of Property: 302 Log Bridge Rd., Coventry, RI (AP 310, Lot 36)

Zone: RR5

Existing Use: 2 Single-family residences with horses kept

Proposed Use: Same

Applicants have filed for a Dimensional Variance seeking to keep 5 horses on a lot 2.9 acres in area. The Coventry Zoning Ordinance requires a minimum of 2 acres, limited to 2 animals, with the provision that there shall be no more than 1 horse per 7500 sq. ft. of fenced area.

NEW BUSINESS – PUBLIC HEARINGS

8. Joe Monti III: 180 Blackrock Road, Coventry, RI

Location of Property: Same (AP 71, Lot 88)

Zone: R20

Existing Use: Single-Family Residence

Proposed Use: Same with proposed garage addition

Applicants have filed for Dimensional Relief to construct a garage with an upstairs room that is 12.6 ' from the side lot line and 23.4' from the rear lot line. In the R20 zone, 15' is required on the side and 40' in the rear.

Individuals requesting interpreter services for the hearing impaired must notify the Zoning Board Secretary at 822-9189, 72 hours in advance of the public hearing date. Devices for the hearing impaired are available.